

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602

July 16, 2015

1:00 P.M.

MINUTES

PRESENT

Martin Cabrera
Les Bond
Olga Camargo
Doris Holleb
Michael Kelly
Andrew Mooney
Linda Searl
Daniel Sih
Smita Shah
Patricia Scudiero
Alderman Howard Brookins, Jr.
Alderman Walter Burnett
Alderman Joseph Moore
Alderman Thomas Tunney

ABSENT

Terry Peterson
Rebekah Scheinfeld
Bishop John R. Bryant
Alderman Edward Burke
Alderman Daniel S. Solis

- I The Chairman called the meeting to order at 1:12 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with nine members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on July 16, 2015.
- III. The Minutes of the June 18, 2015 Special Hearing were approved unanimously.
- IV. **The following inter-agency item numbered 1 through 4 under Adjacent Neighbors, items numbered 5 through 10 under Negotiated Sales, items numbered 11 and 12 under Sealed Bid, items 13 and 14 6 under Acquisitions and Dispositions and items numbered 15 and 16 under Tax Increment Financing and were approved by an omnibus vote of 9-0.**

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 528 West 103rd Place. (15-064-21)
2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4728 South Justine Street. (15-067-21)

3. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 1042-44 North Lawndale Avenue. (15-067-21)
4. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 1430 West 49th Place. (15-067-21)

Negotiated Sales

5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3714 West Chicago Avenue. (15-059-21)
6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 6556 South Honore Street. (15-062-21)
7. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 5150 South Hoyne Avenue. (15-063-21)
8. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 5709 South State Street. (15-065-21)
9. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 2056 West Washington Boulevard. (15-066-21)
10. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 2108, 2110, and 2112 South Albany Avenue. (15-071-21)

Sealed Bid

11. A resolution recommending a proposed ordinance authorizing a sealed bid of City-owned land for the property located at 2918 South Archer Avenue. (15-058-21)
12. A resolution recommending a proposed ordinance authorizing a sealed bid of City-owned land to Community Initiatives, Inc and Chicago Neighborhood Initiatives, Inc for housing and affordably low moderate households for the property located at 6420 South St. Lawrence Avenue; 413 East 60th Street; 10728, 10626, 10726, 10730, and 10740 South Langley Avenue; 10432, 10434, and 10524 South Maryland Avenue; 10525 and 10529 South Corliss Avenue; and 10723 South Cottage Grove Avenue. (15-061-21)

Acquisitions and Dispositions

13. A resolution recommending a proposed ordinance authorizing the disposition of one city owned parcel to the Chicago Park District and the acceptance of the parcel by the Chicago Park District for Read Dunning Park for the property generally located at 4030 North Oak Park Avenue. (15-070-21)
14. A resolution recommending a proposed ordinance authorizing the acquisition of one city owned parcel by the Chicago Park District for Read Dunning Park for the property generally located at 4030 North Oak Park Avenue. (15-070-21)

Tax Increment Financing

15. A resolution recommending an ordinance authorizing The Belmont/Central Tax Increment Financing Redevelopment Plan and Project in the area bounded by Berenice Avenue on the north; Fullerton Avenue on the south; Cicero Avenue on the east; and Merrimac Avenue on the west. (15-068-21)
 16. A resolution recommending an ordinance authorizing The Sanitary Drainage and Ship Canal Tax Increment Financing Redevelopment Plan and Project in the area bounded by 31st Street on the north; 35th Street on the south; Campbell Avenue on the east; and Central Park Avenue on the west. (15-069-21)
- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
1. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 672 submitted by the Chicago Park District for the property generally located at 500 West Wilson Drive (Lincoln Park). The applicant proposes to reconstruct the existing 4.5-acre parking lot to install underground storm water storage and natural landscaped infiltration areas, allowing for 100% on-site storm water detention and disconnection from the City's storm water sewer system. The new 507-space parking lot would be fully landscaped with internal landscape islands, internal trees, and perimeter landscaping. The site lies within the Public Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (46th Ward) **Approved 9-0-1 with Commissioner Kelly recusing himself, Yeas – Commissioners Bond, Camargo, Holleb, Mooney, Scudiero, Searl, Sih, Tunney, and Shah**
 2. A proposal for a planned development, submitted by 3401-09 N. Southport LLC, for the property generally located at 3401 North Southport Avenue. The Applicant is proposing to construct a 4 story mixed-use building with retail space on the ground floor and approximately 30 dwelling units on the floors above. Additionally, the project will provide seven automobile parking spaces and 30 bicycle parking spaces. The Applicant is requesting to rezone the property from B3-2 (Community Shopping District) to a B3-3 (Community Shopping District) and then to a Residential Business Planned Development. (44th Ward) **Approved 9-0-1 with Commissioner Tunney recusing himself, Yeas – Commissioners Bond, Camargo, Holleb, Kelly, Mooney, Scudiero, Searl, Sih, and Shah**
 3. A Residential Business Planned Development application submitted by Baker Development Corporation for the property generally located at 2518 – 2552 North Lincoln Avenue and 922 – 928 West Altgeld Street. The applicant proposes to construct a ten-story mixed-use building with 200 residential units, approximately 16,300 square feet of ground floor retail space, and at least 138 off-street parking spaces on an approximately 1.22-acre site. An existing two-story theater building on the site would remain. The applicant proposes to rezone the property from B3-3 Community Shopping District to B3-5 Community Shopping District prior to establishing the Residential Business Planned Development. (43rd Ward) **Approved 12-0, Yeas – Commissioners Cabrera, Bond, Burnett, Holleb, Kelly, Mooney, Moore, Scudiero, Searl, Sih, Tunney, and Shah**

4. A proposed application for a Business Planned Development submitted by 854 West Randolph, LLC, for the property generally located at 848-56 W. Randolph St., 151-63 N. Peoria St. The site is currently zoned C1-1, Neighborhood Commercial District and C1-3, Neighborhood Commercial District. The applicant proposes to reclassify the site to a C1-5, Neighborhood Commercial District prior to establishing the Business Planned Development. The applicant proposes to construct a multi-story commercial hotel building containing 83 hotel keys, a 10,000 square foot restaurant, off site accessory parking spaces and accessory uses. (27th Ward) **Approved 12-0-1 with Commissioner Burnett recusing himself, Yeas – Commissioners Bond, Brookins, Camargo, Holleb, Kelly (by proxy), Mooney, Moore, Scudiero, Searl, Sih, Shah (by proxy), Tunney and Cabrera**
5. A proposed amendment to Residential Business Planned Development No. 447 submitted by Davis Lakefront, LLC, for the property generally located at 460-476 W. Chicago Ave., 801-811 N. Cambridge and 800-810 N. Cleveland Ave. The site is currently zoned Residential Business Planned Development No. 447 and improved by passive open space. The amendment will create two subareas, transfer floor area and dwelling units from an adjacent subarea and increase the height limitations in subarea A-1A parcel. The applicant proposes to construct a multi-story residential building containing approximately 8,000 square feet of ground floor retail, 200 residential dwelling units, accessory uses and accessory parking. (27th Ward)) **Approved 10-0-1 with Commissioner Burnett recusing himself, Yeas – Commissioners Bond, Brookins, Camargo, Mooney, Moore, Scudiero, Searl, Sih, Tunney and Cabrera**
- E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:
 1. A resolution recommending a proposed ordinance authorizing the disposition of city owned parcels to The University of Chicago to create a public charter school for grades 6th thru 12th for property generally located at 1101-45 East 63rd Street, 1110-44 East 64th Street, 6301-37 South Greenwood Avenue; and 6300-36 South University Avenue. (15-056-21)

Adjournment: 4:00 PM